

**AGENDA FOR THE
EAST COVENTRY TOWNSHIP
BOARD OF SUPERVISORS MEETING
MONDAY, OCTOBER 11, 2021 AT 7:00 PM**

6:30 Executive Session

7:00 Call to Order – Pledge of Allegiance

1. Ordinances

Ordinance No. 2021-250 – “Amended and Restated Sign Ordinance”

Public Hearing and Consideration of Approval of an Ordinance Amending the Codified Ordinances of East Coventry Township, to Amend Chapter 27 (Zoning), Part 2 (Definitions), Section 27-202 (Definitions), to Delete the Following Definitions: “Agricultural Products”; “Flag”; “Sign, Address Directional”; “Sign, Animated or Moving”; “Sign Area or Size”; “Sign, Banner”; “Sign, Bulletin Board”; “Sign, Business”; “Sign, Development”; “Sign, Electronically Controlled”; “Sign Façade”; “Sign, Home Occupation”; “Sign, Marquee”; “Sign, On-Site Directional”; “Sign, Political”; “Sign, Portable”; “Sign, Real Estate”; “Sign, Residential”; “Sign, Undercanopy”; and “Subject Property”; to Amend Section 27-202 (Definitions), to Add the Following New Terms and Definitions: “Awning”; “Banner or Flag”; “Canopy”; “Sign, Animated”; “Sign, Directional”; “Sign, Directory”; “Sign, Electronic Variable Message”; “Sign, Government”; “Sign, On-Premises”; “Sign, Wayfinding”; “Sign Area”; and “Sign Face”; to Amend Section 27-202 (Definitions), to Amend and Restate the Following Definitions in their Entirety: “Sign”; “Sign, Awning”; “Sign, Billboard”; “Sign, Canopy”; “Sign, Changeable-Copy”; “Sign, Double-Faced”; “Sign, Freestanding”; “Sign, Ground”; “Sign, Identification”; “Sign, Illuminated”; “Sign, Official Traffic”; “Sign, Off-Premises”; “Sign, Projecting”; “Sign, Roof”; “Sign, Temporary”; “Sign, Vehicle”; “Sign, Wall” and “Sign, Window”; and to Amend Chapter 27 (Zoning), Part 13 (General and Supplemental Regulations and Design Standards), to Amend and Restate Section 27-1314 (Sign Regulations) in its Entirety and to Contain the Following Subsections: Purpose; General Regulations; Freestanding Signs; Wall Signs; Projecting Signs; Changeable-Copy Signs; Electronic Variable Message Signs; Canopy Signs; Awning Signs; Identification and Directory Signs; Billboards; Prohibited Signs; Exempted Signs; Temporary Signs; Signs in Residential Districts; Signs in Commercial Districts; Signs in the Limited Industrial District; Signs in any Zoning District; Nonconforming Signs; and Abandoned Signs.

Ordinance 2021-251 – “Miscellaneous Amendments to Subdivision and Land Development and Zoning Ordinances”

Consideration to Authorize Advertising an Ordinance Amending the Codified Ordinances of East Coventry Township, to Amend Chapter 22 (Subdivision and Land Development), Part 3 (Plan Processing and Content), Section 22-304 (Preliminary Plan Submission, Resubmission, Review and Content), Subsection 1 (Complete Submission), Paragraph C and Paragraph F, Subparagraph (5), and Subsection 2 (Review), to Eliminate Minor Subdivision Preliminary Plan Review by the Township Planner, Township Traffic Engineer and Township Solicitor Unless Requested by the Planning Commission or Township Engineer; to Amend Section 22-304 (Preliminary Plan Submission, Resubmission, Review and Content), Subsection 1 (Complete Submission), to Delete Paragraphs F and G and all Subparagraphs in their Entirety and Replace with New Paragraphs F and G and New Subparagraphs; to Amend Section 304, Subsection, Subsection 1, Paragraph H by Deleting the Existing Paragraph H in its Entirety and Replacing with a New Paragraph H; to Amend Section 22-304 (Preliminary Plan Submission, Resubmission, Review and Content), Subsection 2 (Review), Paragraph D (Review by the Board of Supervisors), Subparagraph (1), to Specify Number of Preliminary Plan Sets to be Provided for Board Review; to Amend Section 22-305 (Final Plan Submission, Resubmission, Review and Content), Subsection 1 (Complete Submission), Paragraph E and Paragraph H, Subparagraph (4), and Subsection 2 (Review), to Eliminate Minor Subdivision Final Plan Review by the Township Planner, Township Traffic Engineer and Township Solicitor unless Requested by the Planning Commission or Township Engineer; to Amend Section 22-305 (Final Plan Submission, Resubmission, Review and Content), Subsection 1 (Complete Submission), Paragraphs H and I, to Add New Subparagraph (10) to Require an Electronic Copy of all Plans and Supporting Documents Be Provided in .PDF Format on a USB Memory Stick; to Amend Section 22-

305 (Final Plan Submission, Resubmission, Review and Content), Subsection 2 (Review), Paragraph D (Review by the Board of Supervisors), Subparagraph (1), to Specify Number of Final Plan Sets to be Provided for Board Review; to Amend Section 22-307 (Recording of Final Plan), Subsections 1 and 2, to Delete All References to Record Plans and To Require Five Full Plan Sets be Submitted for Recording and Township Use; to Amend Section 22-310 (Performance Guarantees), Subsection 2 and Section 22-311 (Commencement of Development), Subsection 2, to Delete All References to Record Plans; to Amend Chapter 22 (Subdivision and Land Development), Part 7 (Administration), Section 22-704 (Modifications and Waivers), Subsections 1 and 3, to Change the Unreasonableness Standard for Granting Waivers to Instead Demonstrating Strict Application is Unnecessary Relative to the Proposed Project and Township Planning Objectives, to Include a Reference to the New Waiver Request Form Attached as Appendix “22-E”, and to Add New Appendix “22-E”; to Amend Chapter 27 (Zoning), Part 8 (R-3 Residential District), Section 27-803 (Area, Bulk and Dimensional Standards), Subsection 2 (Two-Family Detached, Two-Family Semi-Detached, Single-Family Semi-Detached, Single-Family Attached, Two-Family Attached and Garden Apartment Residential Uses), Paragraph B (Minimum Net Lot Area, Lot Width and Yards), to Make a Technical Correction to the Chart Entry for “Single-Family Attached”; and to Amend Part 13 (General and Supplemental Regulations and Design Standards), Section 27-1319 (Accessory Uses and Accessory Buildings), Subsection 1, Paragraph E (Uses Accessory to Commercial Activities), to Prohibit Storage and Display Areas Within the Applicable Front, Side and Rear Yard Setback Lines and to Further Amend Chapter 22 (Subdivision and Land Development), Part 3 (Plan Processing and Content), §22-304 (Preliminary Plans Submission, Resubmission, Review and Content), Subsection 3 (Content), Paragraph B (Drafting Standards), Subparagraph (8) to Delete the Minimum Font Size of Ten and Replace it with a Minimum Font Size of 0.07 Inches in Height; and to Amend Chapter 22 (Subdivision and Land Development), Part 3 (Plan Processing and Content), §22-305 (Final Plan Submission, Resubmission, Review and Content), Paragraph B (Site Design, Layout Standards and Content), Subparagraph (1), Subsection (H), by Deleting the Reference to Minimum Font Size of 10 and Replacing it with a Minimum Font Size of 0.07 Inches in Height.

Ordinance 2021-254 – “Township Owned ATV Ordinance”

Consideration to Authorize Advertising an Ordinance Amending the Codified Ordinances of East Coventry Township, Chester County, Pennsylvania, Chapter 15 (Motor Vehicles), Part 2 (Traffic Regulations) to Add New Section 15-212 (Township ATV Use Established) in Order to Allow the Use of Township-Owned ATVs on Township-Owned Roads for Officially Authorized Duties.

2. Solicitor’s Report

- ☛ Public Hearing and Consideration of Approval of Resolution 2021-14 Accepting the Recommendations of the East Coventry Township Agricultural Security Area Advisory Committee Upon Conducting a Seven (7) Year Review as Authorized by the Agricultural Area Security Law, Act of June 30, 1981, P.L. 128 No. 43 Section 2 as Amended and Hereby Accepting and Approving the Additions and Deletions to the Agricultural Security Area of East Coventry Township as more Specifically Set Forth Herein.

3. Minutes.

- ☛ Consideration of approval of the minutes of the September 13, 2021 meeting.

4. Public Comment.

5. Reports.

- ☛ Consideration of Township Manager Report.
 - Review of the 2022 Proposed East Coventry Township Budget.
 - Consideration of Ratification of a Collective Bargaining Agreement with the Police Association for 2022 through 2025.
 - Consideration of Adoption of a Fund Balance Policy.
 - Consideration of Appointment of Doug Kapp to the Board of Auditors.

- Consideration of Approving Friday, December 31, 2021 as a Holiday for all Non-Uniformed Employees in Observance of New Year's Day on Saturday, January 1, 2022.
- Consideration of a Resolution 2021-16 Authorizing a Grant Application to the 2021 PECO Green Region Open Space Grant Program.
- Consideration of Application for Special Fire Police Services:
 - Retro Approve – Owen J. Roberts Music Parents Organization, Annual Cavalcade of Bands, Saturday, October 2, 2021, 3:00 pm to 10:00 pm.
 - Retro Approve – Norco Fire Company/NCPD, 5K Run at North Coventry Elementary School, Saturday, October 9, 2021 at 8:15 am.
 - North Coventry Fire Police, Norco Fire Company, 5K Run, October 23, 2021, 7:00 am to 9:30 am.
 - OJR Best Buddies, Owen J. Roberts Stadium, 5K Run, November 6, 2021, 8:30 am to 12:30 pm.
- ➡ Consideration of Township Engineer Report.
 - Consideration of Approval of Resolution 2021-15 Resolution for Plan Revision for New Land Development, R&S Land Development Sewage Facilities Planning Module.
- ➡ Consideration of approving reports from various departments and committees.

6. Subdivisions and Land Development.

No Subdivisions and Land Development brought before the Board.

7. Zoning Hearing Board Applications.

Application No. 279 – 583 Old Schuylkill Road – George Carter and Nancy Elliott-Carter
For Informational Purposes. GRANTED 9/16/21 WITH CONDITIONS. Application for Variances from the terms of the Zoning Ordinance to Use the Property as an Outdoor Event Venue.

8. Other Business.

No Other Business brought before the Board.

9. Exonerations.

10. Payment of Bills.

11. Adjournment.